



ALTOFTS LODGE FARM

**ALTOFTS, NORMANTON, WAKEFIELD
WEST YORKSHIRE**

**STUNNING TRADITIONAL FARMHOUSE WITH
SCOPE FOR REFURBISHMENT TOGETHER WITH
RANGES OF OUTBUILDINGS**

**AFFORDING POSSIBLE REDEVELOPMENT OPPORTUNITY
(SUBJECT TO PLANNING)**

FOR SALE BY INFORMAL TENDER

Tender Deadline: Friday 21st November at 5:00pm

OFFERS IN EXCESS OF: £425,000



ALTOFTS LODGE FARM

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A substantial six-bedroom traditional farmhouse, in need of renovation with a range of farm outbuildings, set in 1.23 acres within an attractive semi-rural setting. Serviced by a private driveway, it lies on the edge of an established residential area in the village of Altofts, Normanton, Wakefield.

The property also offers scope for redevelopment, subject to planning.

Altofts Lodge Farm House

Comprised of stone/brick under twin pitched stone slate roof the property is currently occupied as one house however has previously been split into two separate dwellings. The accommodation comprises:

Ground Floor:

Hallway:

Cupboard under stairs, carpeted.

Living Room: (17'2" x 13'11")

Bay window/French doors, fireplace with alcoves to both sides.

Sitting Room: (17'2" x 13'5")

Fireplace with tiled surround, bay window/French doors.

Dining Room: (16'10" x 10'1")

Door to side, window to front, blocked fireplace, built-in cupboards.

Second Sitting Room: (16'10" x 12'7")

Window to side, fireplace, door to kitchen.

Office: (13'1" x 3'4")

Tiled floor, exposed wooden beams, window to front.

Kitchen: (13'9" x 13'3")

Sink unit, space for cooker, coal burner with tiled surround and back boiler, window to front.

Utility/Kitchen: (14'9" x 12'4")

Units, multi-fuel fire, window to side.

Pantry: (13'7" x 9'7")

Door to rear.

Lower Ground Floor:

Cellar (13'5" x 7'7")

Accessed from hallway.

First Floor:

Bedroom 1: (13'8" x 10'2")

Window with view of yard, built-in cupboard.

Bathroom:

WC, bath, airing cupboard, window with yard view.

Bedroom 2: (17'5" x 12'6")

Windows on two sides, blocked fireplace, door to Bedroom 3.

Bedroom 3: (17'2" x 13'1")

Open fireplace, double windows to front, exposed wooden beams.

Bedroom 4: (15'1" x 13'7")

Double window to front, alcove for dressing table.

Bedroom 5: (16'10" x 10'2")

Double window with yard view, door to Bedroom 6.

Bedroom 6: (16'9" x 14'1")

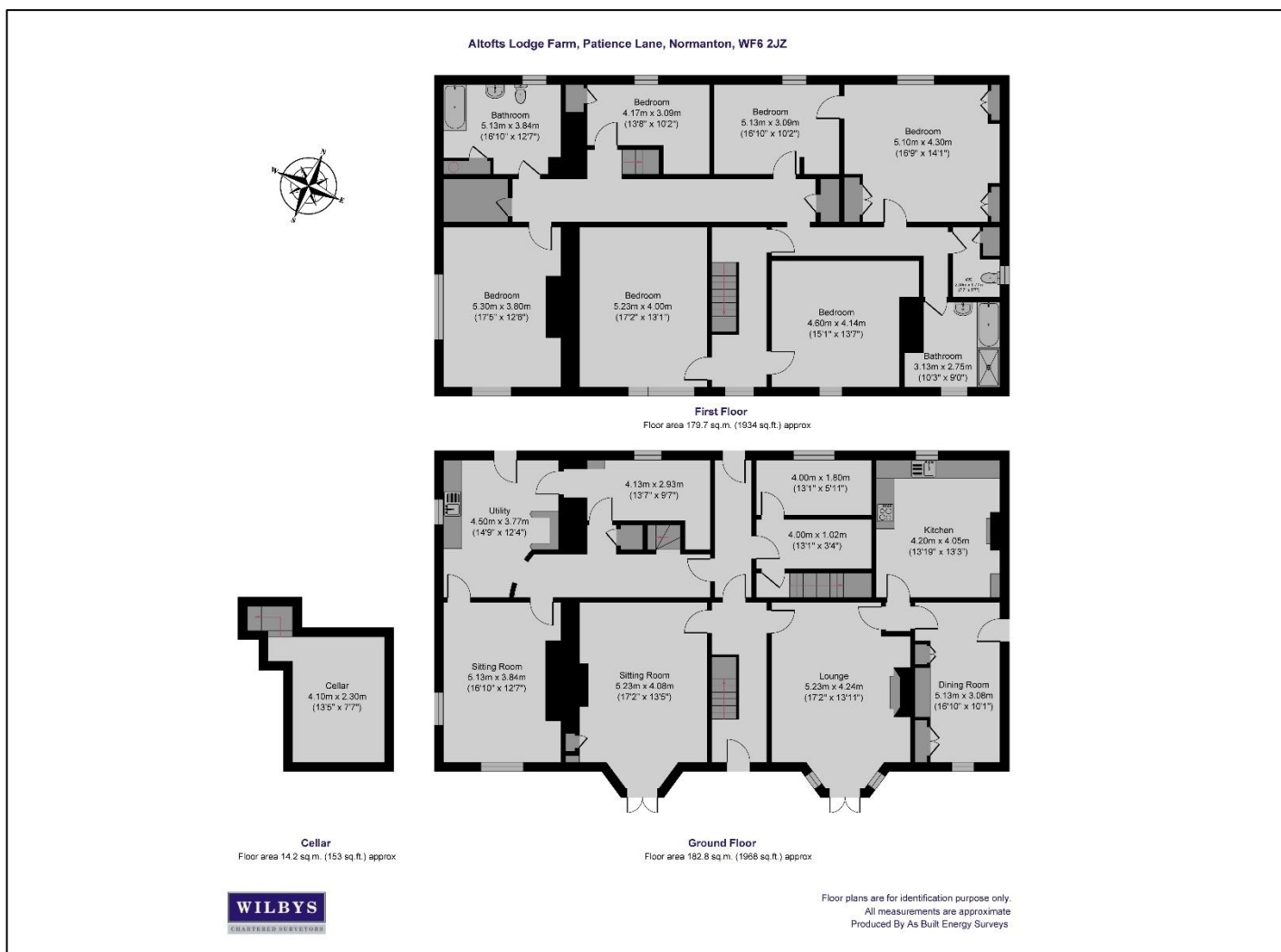
Yard view, built-in cupboards.

Bathroom 2:

Tiled walls, shower in unit, bath, windows to front.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	33 F	
1-20	G		

Floorplan:



Farm Buildings:

The buildings comprise:

Implement Store: four bay open fronted, wooden frame store with concrete block walls, part concrete and part earth floor.

Former Mushroom Buildings: a good range of former mushroom buildings, multi-pitched with concrete block walling, and concrete floors. Now used in part as stables.

Dutch Barn: open fronted Dutch Barn with concrete floor and personnel door.

Machinery Store: concrete block wall barn currently used for storage.

Agents Note:

Altofts Lodge Farm presents a multitude of opportunities for a range of purchasers and would be of interest to equestrian users, families, property developers, tradespersons or home-based business owners (subject to planning).

Location and Directions: Altofts Lodge Farm is located off Patience Lane, Altofts, Normanton, Wakefield, West Yorkshire
Nearest Postcode: WF6 2JZ

What3Words: ///prices.poetic.ruled

Tenure & Possession: The property is offered for sale freehold with vacant possession upon completion.

Method of Sale: Altofts Lodge Farm is offered for sale by Informal Tender and a copy of the Tender Form is enclosed. The Tender deadline is **Friday 21st November at 5:00pm.**

Tenders should be submitted to Wilbys, 6A Eastgate, Barnsley, South Yorkshire, S70 2EP. Please ensure the envelope is marked with 'Altofts Lodge Farm'.

Local Authority Email tender's will be accepted by prior arrangement with these offices. Wakefield Metropolitan District Council, Burton Street, Wakefield, WF1 2EB, Tel: 03458506506.

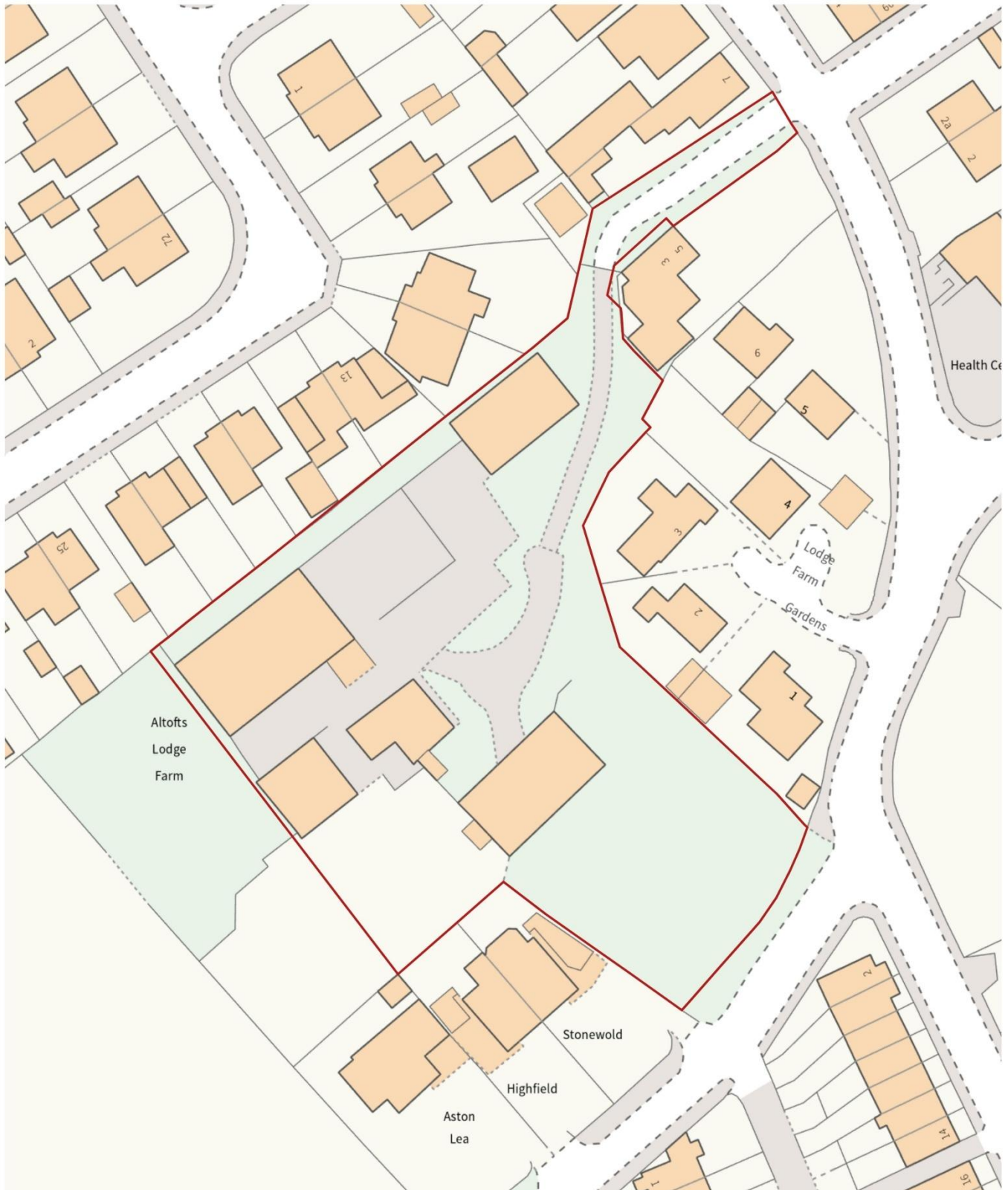
Services: Altofts Farm House is rated Band D for Council Tax.
The property benefits from mains water, gas, and drainage connections, together with three-phase electricity serving both the farmhouse and the adjoining buildings. There is currently no central heating system installed.

Plans: The plans incorporated within these particulars have been prepared for identification purposes only. The land included within the sale is edged in red.

Overage: The land is sold free from overage conditions or restrictive covenants.

Boundaries, Plans, Areas, Schedules, and Disputes: The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.





Measurements & Other Information

All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Wayleaves, Easements & Rights of Way:

The property is offered, subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage or water, electricity supplies and other rights and obligations, easements, quasi-easement and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

Several trees situated to the front of the property, adjacent to Patience Lane are subject to a Tree Preservation Order Reference TPO WMDC 134.

Viewing and Health & Safety:

Viewings will be strictly by prior appointment with the Vendor's Agent.

All viewings to be conducted during daylight hours only. Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons; children and pets are not taken to view the property.

Money Laundering Regulations:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 Wilbys are required by law to verify the identity and address of all bidders. Proof of funds will also be required prior to any offer being accepted.



Important Notices

These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

All rents and prices quoted are exclusive of VAT, unless otherwise stated.

All measurements, areas and distances quoted are approximate only.

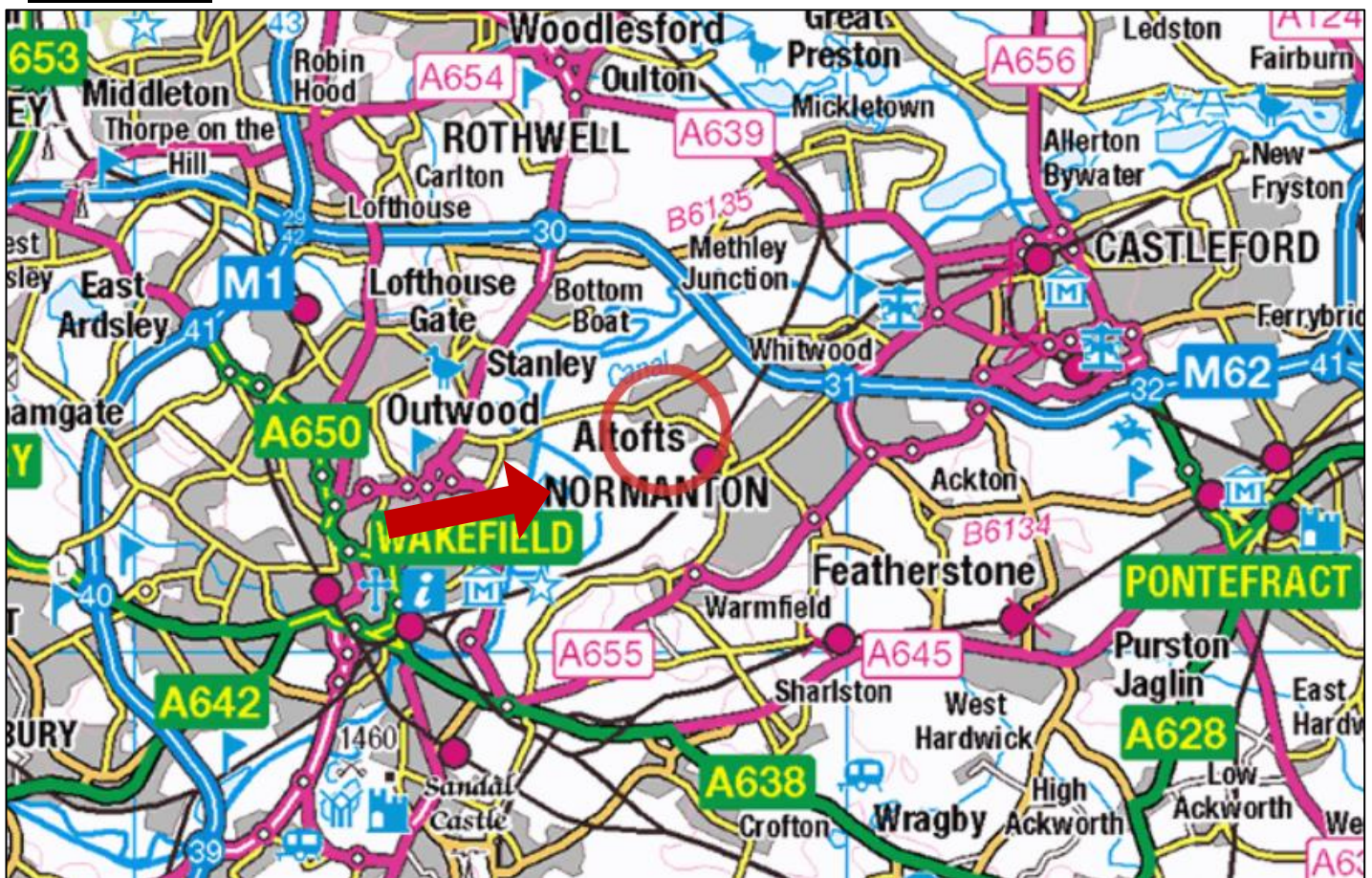
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor.

The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

Location Plan



Wilbys Chartered Surveyors

6A Eastgate, Barnsley S70 2EP

Tel: 01226 299221



rightmove



INORMAL TENDER APPLICATION FORM

SUBJECT TO CONTRACT

I/We

of

.....

Tel: Email:

Offer the sum for the land as identified in the sales particulars attached hereto

Amount (No.): £

Amount (words):

I/We confirm that we are able to exchange contracts within 28 days of our offer being accepted.

Funding

Please complete either 1 or 2, and 3:

1. I am/We are cash buyers.

2. I/We will be borrowing finances from:

Name & Address of Bank

.....

3. My/Our tender is/is not dependant on the sale of other property (Delete as appropriate)

The Solicitors representing me/us are:

Name & Address of Solicitors

.....

It is accepted the Vendor reserves the right to accept or refuse any offer and will not be bound by the highest or any offer.

Signed Date

RETURN IN A SEALED ENVELOPE MARKED
'ALTOFTS LODGE FARM
TO MESSRS WILBYS BY 5:00pm on Friday 21st November 2025

Wilbys Chartered Surveyors

6A Eastgate, Barnsley S70 2EP

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